

## 31 Creekside Grove SW Calgary, Alberta

**MLS # A2226467**


# \$819,900

<b>Division:</b>	Pine Creek		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,776 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Suite, Walk-Up To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-G
<b>Utilities:</b>	-

**Inclusions:** 2nd Refrigerator, 2nd Dishwasher

31 Creekside Grove SW—an exceptional two-storey home on a spacious corner lot in the sought-after community of Pine Creek. This beautifully upgraded property features a legal basement suite with a fixed-term lease in place, offering immediate rental income and long-term flexibility. From the moment you arrive, you’ll notice the pride of ownership and thoughtful design throughout. The open-concept main floor is flooded with natural light and features high-end finishes, including granite countertops, stainless steel appliances, a gas stove, custom cabinetry, and a central island perfect for entertaining. The spacious living room includes an electric fireplace and large windows that frame the landscaped yard. Upstairs, enjoy a bright bonus room, laundry, and three well-sized bedrooms, including a primary retreat with a walk-in closet and 4-piece ensuite. The legal 1-bedroom basement suite has a private side entrance and is fully equipped with its own kitchen, laundry, full bath, and electric stove. The suite is currently leased at \$1,000/month until October 31, 2025, making this home ideal for investors or buyers looking for mortgage support. Step outside and enjoy the fully finished, low-maintenance landscaping. The front yard features clean, maintenance-free gravel, while the backyard is fully fenced and includes a beautiful rear deck, perfect for relaxing or entertaining. Additional highlights include in-unit laundry on both levels, a double attached garage, driveway parking, and a location that offers quick access to parks, schools, shopping, and major roadways like Macleod Trail and Stoney Trail. A perfect blend of quality, functionality, and income potential—don’t miss this exceptional opportunity in one of Calgary’s most desirable new communities.